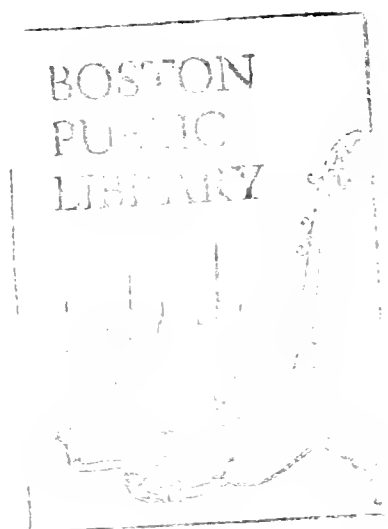


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BOSTON
REDEVELOPMENT
AUTHORITY



GOVERNMENT CENTER PARCEL

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B O S T O N R E D E V E L O P M E N T A U T H O R I T Y

GOVERNMENT CENTER

URBAN RENEWAL PROJECT

DEVELOPER'S KIT

FOR

PARCEL 2H

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BOSTON REDEVELOPMENT AUTHORITY
GOVERNMENT CENTER PROJECT
DEVELOPER'S KIT FOR PARCEL 2H

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INTRODUCTION

A. Parcel 2H

Parcel 2H consists of the existing building at 30 Hawkins Street plus 11,400 square feet of land. The total parcel area including building is approximately 14,900 square feet. The brick structure has three floors totaling approximately 11,000 gross square feet with full basement. The parcel is being offered for rehabilitation or new development for general commercial use. It is required that not less than one floor be devoted to a restaurant open to the public, such restaurant preferably to be open to the public during evening hours as well as daytime. If the restaurant is on an upper floor, preference will be given to retail use on the ground floor.

It is further required that the developer will offer a long-term lease to the Boston College Downtown Club, at fair market terms, for a reasonable amount of space to accommodate the Club's activities, including club rooms, office and dining rooms. The restaurant will be required to provide food service to the Boston College Downtown Club. It appears that in the existing building such a reasonable amount of space would be the entire building except for the space used for the restaurant. In a new building, an amount of space equivalent to that in the existing building (exclusive of restaurant space) would be reasonable.

The existing building is interesting historically. Built in 1847 to house the Mayhew School of English Grammar and Writing, it is designed in the Greek Revival Style popular between c. 1825 and 1850 and characteristic of Boston Public Schools of the era. It is one of the few such schools still standing. From 1879 to 1957 the building was used by the Welfare Department as a "Wayfarer's Lodge". Its simple classic design integrates well with the new architecture of the area and provides an interesting tie with the past.

The site, a part of Parcel 2 in Government Center, fronts on the new pedestrian mall connecting the John F. Kennedy Federal Office Building and the State Service Center. It is within four to ten minutes' walking distance of all municipal, state, and federal government agencies in the Project Area, the Suffolk County Courthouse, the State House of Massachusetts on Beacon

Hill, the State Office Building, the financial districts, and the retail intersection of Summer and Washington Streets. The new 2,000-car parking garage is within a few yards of the site and the newly renovated Bowdoin Square subway station is close by.

A projected working population of 25,000 with an estimated 25,000 additional daily visitors in this prime area make the location ideal for a restaurant facility. With adequate lighting, landscaping and site amenities, the open space will provide a pleasant adjunct to the building, providing opportunities for pedestrian accommodation and outdoor dining facilities in pleasant weather.

B. General Area

1. Parcel 2

Parcel 2, which includes 30 Hawkins Street, is located in the Bowdoin Square section of Boston. Bounded by Cambridge, Chardon, Bowker and Sudbury Streets, this parcel has been subdivided into 8 small sites clustered around two pedestrian malls which penetrate the block. See enclosed Property Line Map.

Development on Parcel 2 is nearing completion. Included is a planned small Roman Catholic Chapel to be started this year (2A); a 7-story office building under construction (2B); the existing Telephone Company building (2C); a small former bank building housing the Boston Press Club (2D); a new post office building (2E); the new WNAC-TV studios and offices (2F&G); and the new Consolidated Police Station (2I).

2. The Government Center Project

The Government Center Project is an urban renewal project covering 60 acres of land in downtown Boston in the general area of old Scollay Square. The project has been underway since 1961 and is within approximately two years of completion.

The major goals of the Project were to clear a decadent and blighted area and convert it to a major center of governmental and private activity. In doing so, the City has aimed to develop an area of highest excellence which is harmonious with Boston building traditions, provide plazas and other appropriately landscaped open spaces and provide easy accessibility by auto and mass transit, with allocations of space to intensive business use. Increasing the local tax base and revitalizing the downtown

core were important considerations in planning of the Project. With an estimated total investment considerably in excess of \$200,000,000; with national and international recognition for architectural excellence; and with major parcels committed for development, these goals are being realized as the project nears completion.

The basic site plans and site controls for Government Center were made by I.M. Pei and Associates, under contract to the BRA (See Government Center Urban Renewal Plan enclosed with this kit). The plan includes twenty-five parcels--twenty for private development and five for governmental development.

The parcels for governmental development consist (in addition to the Police Station mentioned above) of Parcel 6, the site of the new City Hall (completed); Parcel 1, the site of the State Service Center, a complex to house the Division of Employment Security, the Mental Health Center, and the Department of Health, Education and Welfare (under construction); Parcel 5, the site of the John F. Kennedy Federal Office Building (completed); and Parcel 4, the site of a 2,000-car parking garage with a bus terminal (under construction). In addition, a new State Office Building has been erected adjacent to Government Center.

Among the private parcels, construction is completed on the first two sections and the third section is under construction of Parcel 12, on which an 875-ft. long, 8-story office building is being built; construction is completed on a 40-story office tower on State Street and a new bank-office building on Court Street. The Sears Crescent building is under rehabilitation and will be occupied later this year. The new administration building for the Jewish Family and Children's Services on Parcel 3 is nearing completion. In various design stages are a 15-story office building on Parcel 9 and a 400-room motel on Parcel 7.

C. Criteria for Selection

The Authority has adopted the following general criteria in judging development proposals:

- (1) Design - The architectural work must be of a quality which meets the high standards of design excellence which have been established and maintained for Government Center. Landscaping is considered of

extraordinary importance on this parcel.

- (2) Financial Strength - Urban Renewal projects have frequently suffered delays because of inadequate financial resources of developers. Prospective developers will, therefore, be required to make a showing that they have the financial resources necessary to carry out the proposal.
- (3) Experience - The development team should have experience in the construction or rehabilitation of buildings of comparative size and importance.
- (4) Building Use -
 - (a) The quality and type of proposed restaurant lessee or operator will be considered. Preference will be given to restaurants of reasonably high quality.
 - (b) Other building uses will be considered.

D. Objectives

Some of the main objectives for Parcel 2H which both governed its creation and should govern its development and design are:

- (1) To provide service facilities for the mass of employees in the area
- (2) To join with other buildings in Parcel 2 in creating an effective edge to the pedestrian malls which penetrate the area
- (3) To create a link between the major federal and city buildings in Government Center and the State Service Center across New Chardon Street
- (4) To increase the economic return to Boston both by generating increased taxes and by stimulating new private investment in the rest of the downtown area
- (5) To take advantage of its proximity to the major transportation centers of the city.

POLICIES AND PROCEDURES FOR THE DISPOSITION OF
PARCEL 2H

I. Submission of Letter of Interest

Developers interested in Parcel 2H may submit a letter indicating such interest, not later than 5:00 P.M., July 7, 1969, to Hale Champion, Director, Boston Redevelopment Authority, City Hall, Boston, Massachusetts 02201. Submissions should include:

- (a) Letter of Interest (in the form suggested in Exhibit A) and \$500 deposit. The required deposit may be in cash, or in the form of a certified check, savings bank book, or irrevocable letter of credit drawn to the order of the Boston Redevelopment Authority. Interest, if any, on the deposit will remain the property of the competitor, but the Authority is under no obligation to earn interest on any deposit.
- (b) Completed HUD Forms H-6004, Redeveloper's Statement for Public Disclosure & Statement of Qualification and Financial Responsibility. (See Exhibit B)
- (c) Statement of type of development proposed, including proposed use and estimated cost. Indicate whether rehabilitation of existing building is proposed, or whether new construction is proposed.
- (d) Name and address of architect, together with description of projects completed since January 1, 1960, or presently under construction, including photographs, dollar value, client or owner and location; listing of publications, awards and honors of the firm. In the case of a partnership, corporation, or collaboration, the name of the architect with the design responsibility for this project should be stated.

II. Review of Letters

The Director will acknowledge each letter on behalf of the Authority, and will have a staff evaluation made. Where, on the basis of the submission, it appears that the developer cannot meet the standards set forth in the kit, he will be so notified and his deposit returned. The Director and his staff will initiate discussions with all other prospective developers and make such recommendations to the Authority as seem appropriate, including the method to be used in selecting a developer from among those submitting Letters of Interest. The Authority reserves the right to secure additional information and material from the prospective developers.

III. Development Proposals

When the negotiation process with a prospective developer has proceeded favorably, the Director may invite such developer to submit a formal proposal to the BRA. Such proposals will include the following:

- (a) Letter of Intent (See Section 4a of the kit)
- (b) \$10,000 deposit
- (c) Financial program for the building, including estimated cost; source of funds, including equity funds; and mortgage commitments. Equity sources must be spelled out, with binding pledges to the undertaking. Mortgage commitments must include both temporary and permanent financing commitment letters from recognized lending institutions. If equity or mortgage funds are dependent upon tenancy commitments, such commitments should be spelled out and their availability indicated. Where the developer consists of an unincorporated association, joint venture, etc., an agreement of association setting forth in detail the respective responsibilities and liabilities of the parties must be submitted.
- (d) Design proposal, consisting of the following items:
 - 1. Site plan which is at a scale of 1" = 40' - base as supplied by the BRA.

2. Ground floor plan, including landscape treatment, at a scale of $1/16" = 1'$
3. Typical upper floor plan at a scale of $1/16" = 1'$
4. Roof plan at a scale of $1/16" = 1'$
5. Front, rear and side elevations at $1/16" = 1'$, showing all penthouses, exhaust ventilators, grills and other mechanical equipment.
6. Typical cross-section of the building at $1/8" = 1'$ (for new building only)
7. Typical details of the facade at a scale of $1/2" = 1'$ (for new building only)
8. Brief outline of specifications of materials to be used in the building and open spaces.
9. Perspective

The financial program will be acceptable if it clearly supports a finding that the developer has the resources necessary to carry out the project.

The design proposal will be judged upon the basis of the following general criteria:

- (a) Conformance with the controls contained in the Urban Renewal Plan.
- (b) Adequacy in meeting the overall urban design objectives stated in this kit.
- (c) Appropriateness of site plan as regards pedestrian and vehicular circulation, and use of open space.
- (d) Feasibility of rehabilitating or constructing the building design within developer's budget.

- (e) Appropriateness of any graphics or pedestrian accessory accommodations proposed for the building.
- (f) Feasibility of servicing within parcel boundaries.
- (g) Appropriateness of nighttime lighting proposed for the building and open space.

In addition, if the proposal is for rehabilitation, the design will be judged for historical compatibility of the proposed restoration, and any additions to be made.

If the proposal is for a new building, the following additional criteria will be used:

- (a) Level of achievement of the design as an outstanding work of architecture, over and above urban renewal requirements.
- (b) Appropriateness of exterior materials proposed for the building.
- (c) Appropriateness of scale of exterior elevations of the building.
- (d) Feasibility of rehabilitating or constructing the building design within developer's budget.
- (e) Appropriateness of any graphics or pedestrian accessory accommodations proposed for the building.
- (f) Feasibility of servicing within parcel boundaries.

Upon acceptance of a proposal by the BRA, the Redeveloper's Disclosure material will be published and, after the appropriate waiting period, the Letter of Intent executed on behalf of the Authority.

IV. Inquiries

Inquiries from prospective developers are welcome. Staff of the Authority will be available under the direction of the Director

for discussion of the materials in this kit and the Authority's general objectives in Government Center, and in Parcel 2 in particular.

V. Access to Building

The existing building may be inspected upon request. Arrangements should be made with Kenneth English, 722-4200, Extension 245 or 246.

Letter of Interest

(Use Developer's Letterhead)

Subject: Parcel 2H: Government Center

Dear Mr. Champion:

Submitted herewith are:

1. Certified check in the amount of \$500
2. Completed Form H-6004
3. Statement of development proposed, (whether new building or rehabilitation) including proposed use and detailed estimated cost prepared by the architect
 - a. description of building utilization, e.g: two-floor restaurant with bar and lounge; office use on other floors
 - b. listing of major tenants, if known
4. Materials on architect's qualifications - The architect with the design responsibility is _____.

We are interested in becoming the developers of Parcel 2H. We understand that the \$500 deposit is to be retained by you as a negotiation fee, but that it will be refunded to us (1) at such time as the Authority has accepted a Letter of Intent and \$10,000 deposit by another developer for the same Parcel; or (2) upon our written notice to you that we are no longer interested in the Parcel. The notice in (2) above may be given at any time up until ten (10) days after our receipt of written notice from you that the deposit will no longer be refundable.

Interest on the deposit is our property, but we understand that the Authority is under no obligation to invest or reinvest it.

Developer

PART I

HUD-6004
(4-68)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

REDEVELOPER AND LAND

1, a. Name of Redeveloper:

b. Address of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Signed: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(4-68)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

0. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

1. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OPEN

HUD-

(4)

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (*other than the financial statement referred to in Item 4a*) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ _____

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

Parcel 2H

Building Controls and Design Objectives

PERMITTED USES: General Commercial use with a requirement that not less than one floor be devoted to a restaurant open to the public, such restaurant preferably to be open during evening hours as well as daytime. If the restaurant is on an upper floor, preference will be given to retail use on the ground floor.

PARCEL SIZE: Existing building 11,000 gross square feet on lot of 14,900 square feet.

New Development Parcel 14,800 square feet
(Buildable area 9,500 square feet)

PRICE: The price will be established for each alternative (rehabilitation or new construction) in accordance with regular procedures through independent appraisals obtained by the BRA, and subject to concurrence by the Federal Department of Housing and Urban Development. Appraisals are now underway and prices will be established soon.

VEHICULAR ACCESS: From New Hawkins Street only.

EASEMENTS: An easement for emergency egress onto Parcel 2H from the fire door on the southeasterly side of the WNAC building, said easement being three feet in width and running northeasterly along the common property line to Hawkins Street.

An easement for light and air over a strip of land fifty (50) feet wide leading from the WNAC building to New Sudbury Street parallel and adjacent to the pedestrian mall shown as Bulfinch Place.

An easement for such landscaping and placement of fountains, pools and outdoor works of art as with BRA approval, WNAC may place in the area of the easement for light and air described above and lying within fifteen (15) feet of the WNAC building.

PARKING: No open parking permitted

OPEN SPACES: All open spaces shall be appropriately landscaped and shall be open to the public.

BUILDING CONTROLS

	<u>Rehabilitation</u>	<u>New Construction</u>
Maximum Height	No additions to existing height will be allowed	65' above elevation 34' except 27.5' above elevation 34' within 50' of north property line.
Required Setbacks	15' at north property line; 50' at west property line	15' at north property line; 50' at west property line

GENERAL DESIGN OBJECTIVES FOR PARCEL 2H

One of the major objectives in the overall design and development of Parcel 2 is to create pedestrian connections which by virtue of scale and visual interest will provide positive connections between the Government Center Plaza and the State Service Center complex. The kinds of uses which are accommodated at the ground level and the way in which the accommodations are designed can do much to enhance the interest of the mall development. Thus setback and easement areas, while not built upon, should be utilized for outdoor activities related to retail establishments - (cafe tables, book stalls, small showcases) - which do not interfere with pedestrian flow. These open spaces shall be available to the public to the greatest extent possible.

Individual developers will be required to accept coordination of the exterior paving, landscaping and sign development in such a way as to provide a pleasing overall effect along the pedestrian malls.

A. ADDITIONAL DESIGN OBJECTIVES FOR REHABILITATION

Main entrance to building should be located at the center of the west wall (facing Parcel 2 Mall).

A secondary means of egress may be provided at the north, east, or south wall.

Additional construction (kitchen facilities, services, etc.) may occur at the north facade of the building, facing Parcels 2F and G. Such construction shall be no higher than 28' above elevation 34.25' (SW corner of Parcels 2F and G). Such construction shall be a minimum of 15' from the south property line of Parcels 2F and G.

There shall be no building construction in a 50' wide area between the Parcel 2 Mall and the existing building at 30 Hawkins Street. (See Property Line Map) This area should be treated and landscaped appropriately, and may be used as an outdoor dining terrace of similar use. Access should be from the Parcel 2 Mall.

The area between New Sudbury Street and the south wall of the existing building should similarly be treated and landscaped. Access from this area to the pedestrian way between Parcel 2H and Parcel 2I should be provided. There should be no direct access to 30 Hawkins Street from New Sudbury Street other than via the pedestrian way (described above).

Because of the age and character of the design of the building, the rehabilitation work must be handled with extreme care so that all the work acts to retain the essence of the original character of the building. Materials used for the rehabilitation must be appropriate to the original character of the building and to the major materials contemplated for use in the Government Center Project Area. Materials, scale and general architectural character of new additions in Parcel 2H must also be sensitively handled in order to create, in contemporary terms, the same level of design quality contained in the existing structure.

Because of its historical importance, all aspects of the work undertaken in connection with rehabilitation of the existing building on Parcel 2H will be subject to intensive design review by the staff of the Boston Redevelopment Authority and by the

Authority's Design Advisory Committee to insure that the development is, in all ways, a complement to the existing architecture. All aspects of exterior appearance, including signs, and landscaping, are subject to design review, approval and acceptance before they can be incorporated into the final design drawings.

B. ADDITIONAL DESIGN OBJECTIVES FOR NEW CONSTRUCTION

All new construction shall be of Government Center brick and concrete to blend harmoniously with and complement the neighboring structures.

Paving materials shall complement the materials of the mall as well as the neighboring buildings.

Ventilators, soil pipes and other roof appurtenances shall be located and treated so as not to present an unpleasant aspect to either the upper floor tenants of nearby buildings or to pedestrians along the mall.

The materials, scale of elements (i.e. windows, entrances, etc.), and general mass shall be compatible with and complementary to the neighboring structures. Preferential consideration will, therefore, be given facades of concrete and/or brick.

The major entrance to the building shall be either from New Sudbury Street or the Bulfinch Mall, but an access to the building from the mall must be provided. All outdoor areas shall be paved or landscaped in accordance with the provisions set forth under General Design Objectives.

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THE DESIGN REVIEW PROCESS

The design review process for Parcel 2H will consist of periodic review and comment by the Authority on architectural plans submitted at various stages of their development. The purposes of the process are several:

1. To review the Design Proposal submitted by the developer or developers in terms of the criteria set forth in Policies for the Disposition of Parcel 2H.
2. To assure that the development of plans and working drawings is in conformance with the objectives of the Urban Renewal Plan for the project area and the design objectives for the Parcel.
3. To assure that the further development of plans and working drawings is in substantial conformance with the Design Proposal in terms of the recommendations made by the Authority's Design Review Staff and Design Advisory Committee.*
4. To assure that refinements, further improvements and new details developed in the later design stages continue to conform to the objectives for the parcel.
5. To assure coordination of the developer's proposal with the improvements scheduled on contiguous parcels or contiguous public rights-of-way.
6. Where possible, to assist the developer and his architect in gaining approvals of City agencies.

*The Design Advisory Committee consists of five of the City's most outstanding architects who review plans for all buildings in the project area and report on their architectural merit. Members are:

Hugh Stubbins, FAIA, Vice President, American Institute of Architects and Chairman of the Design Advisory Committee;
Pietro Belluschi, FAIA, Dean of the School of Architecture at MIT;
Jose Luis Sert, Dean of the School of Graduate Design, Harvard University;
Lawrence Anderson, Director of the School of Architecture at MIT;
Nelson Aldrich, Principal of the firm of Campbell, Aldrich & Nutty

Since it is in the best interest of both the Authority and the developer to be apprised of each other's concerns, close liaison with the BRA Staff is required. In order to prevent the process from becoming burdensome, the contacts should generally be informal and only when one party or the other deems them necessary. In addition to such informal meetings, the BRA Design Staff will meet periodically with prospective developers and their architects to discuss the development of preliminary concepts and to assure themselves that the various portions of the work are being developed harmoniously throughout the design process.

Following designation of a developer for Parcel 2H, the formal points of review shall be as follows:

1. Submission of final preliminaries and outline specifications consisting of at least the following (scale may be the same to be used in working drawings):
 - a. Site and landscaping plan 1" = 40'
 - b. Basement level plan of parcel 1/8" = 1'- 0"
 - c. Ground floor plan " "
 - d. Plan of each upper floor " "
 - e. Roof Plan (including penthouse) " "
 - f. All four elevations, including any signs 1/8" = 1'- 0"
 - g. North-south section through building (for new building only)
 - h. East-west section through building (for new building only)
 - i. Typical exterior horizontal and vertical wall sections through one floor at 1" = 1'- 0" or larger
 - j. Perspective taken from mall
 - k. Any other drawings necessary to understanding the proposal

NOTE: All of the above requirements must clearly indicate proposed materials.

1. Outline specifications
 - m. Samples of proposed materials for site work and for new building
 - n. Massing Model of proposal at $1/8" = 1'-0"$ (for new building only).
 - o. Preliminary schematics of art proposals and drawings indicating their relationship to the architectural and site design proposals. Estimate of cost of various items in art budget. The proposed use of art shall be reflected as appropriate in requirements a. through k. above.
2.
 - a. Submission of final working drawings, specifications and samples of materials and colors
 - b. Pre-execution drawings, casts, models, mock-ups, or other descriptive material as appropriate to the proposals for art work, together with final cost estimates. If works of art are not ready for execution at this stage, they shall be reviewed whenever ready for execution and in any event before construction or fabrication begins.

Any important changes in the approach of the redeveloper and his architect at any stage, including major change orders during construction, should be reviewed with the Authority's design review staff before substantial expenditures of time or money are made.

The procedure for the review and approval of the submission of both the final preliminaries and the final working drawings is detailed in the Letter of Intent and Land Disposition Agreement to be executed between the parties. It involves the prompt review by various Authority departments, including architectural design, traffic, legal, and engineering. It will also include judgments by the Design Advisory Committee. These parties shall give their approvals and/or comments to the Director. The Authority will give its approval at the two formal submission stages above after considering the formal recommendation of the Director. In each case, Board approval is required before the next design stage is begun.

If the Authority does not approve the formal submissions, it shall so notify the developer and his architect in writing, setting forth in detail any ground for disapproval.

Once the final working drawings and specifications have been approved and construction started, the only items that would be subject of the design review process would be requests for change orders in the construction and final submissions of works of art proposals before execution.

The staff member of the Authority responsible for maintaining liaison with the developer and his architect on architectural matters, and also primarily responsible for the execution of the purposes of the design review process set forth above, will be the Chief of Design Review and/or Members of his Staff.

All requests for informal design reviews and consultations shall be made through the Chief of Design Review. Formal submissions shall be made to the Authority through the Director.

GUIDE TO OTHER APPROVALS, CODES & ORDINANCES

The developer has the responsibility of making certain that the proposed development meets all local codes and ordinances and the requirements of law in every respect. The most important of these requirements, as well as procedures with respect thereto, are detailed below:

A. Zoning

In applying for a building permit for rehabilitation, the application will be reviewed by a zoning administrator in the building department. If the proposal should be found to be in violation of applicable zoning requirements, the developer may request a variance (a use in violation of applicable zoning, but deemed acceptable by the Board of Appeal) before the Board of Appeal at a Public Hearing. Amendments to the Zoning Code text and/or District Maps are made by Public Hearing before the Zoning Commission.

Under the Boston Zoning Ordinance, applications for variances or amendments are to be referred to the Boston Redevelopment Authority, acting as the City Planning Agency, for opinion. In the case of any variance required for an approved design, the BRA will support the developer's application for the variance.

B. Building Department

Before the Building Department will accept construction and plot plans prerequisite to the issuance of a building permit, the following is required:

1. Three complete sets of plans are submitted to the Boston Fire Department (BFD) at 115 Southamptton Street. BFD reviews and returns two stamped sets, keeping one set for its records.
2. Plot plans require a registered surveyor's stamp.
3. Plans must have approval stamps from the Sewer and Water Division of the Public Works Department.

All plans must be accompanied by a formal "Long Form" application listing all the particulars of the new construction and proposed occupancy. The street numbering division will assign a street number, and the application is accepted, assigned a document number and the appropriate fees are paid.

Processing of the application within the Building Department is as follows:

1. Building inspector views construction site to determine if the property is the same as described in the formal application.
2. Plans are sent to the zoning administrator for his approval stamp.
3. The plan examiner assigned to the application submits the plans to the Egress Division for an "Approved Egress" stamp, and to the Mechanical Division for "Sprinkler Approval" stamp. Sometimes elevator or plumbing reviews and approvals are done at this time although these are handled under a separate application, as are boilers and wiring.
4. The plan examiner then undertakes a comprehensive examination of the structural framing plans, elevations, and sections. For major construction or alteration, plumbing and electrical layouts are required for review. General and special requirements for the group occupancy and type are reviewed. The architect is often asked to have his structural engineer bring in computations of loads, strength of materials, explanations of methods, etc. Under a new system, the building inspector from the district is involved in the review of the plans before approval.
5. The supervising structural engineer receives the approved plans and examines the application to determine if a properly licensed builder has "signed on" to take charge of the job. Often a letter from a testing lab is required to insure quality control of methods and materials.

The present workload of the Building Department is such that an application for new construction could take a month to process. The operation may be expedited by observing the following:

1. Close reference to the Code for the structure type and group occupancy requirements.
2. Attention to the egress requirements, and if any doubt remains, a consultation with the Egress Division
3. Insure that the architect and engineer have affixed their stamps to the plans
4. Have a licensed builder "sign on" before submission
5. Secure a foundation permit to proceed with that phase of construction.

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LIST OF MAPS AND OTHER DOCUMENTS

INCLUDED WITH THIS KIT

1. Government Center Illustrative Site Plan
2. Property Line Map Parcel 2, BRA, April 20, 1966,
(Last Revision March 25, 1969)
3. Parcel 2H (30 Hawkins Street) BRA, October 25, 1968
4. Parcel 2, Open Spaces/Stage I(A3)
Kallman and McKinnell, September 30, 1968
5. Parcel 2, Open Spaces/Stage I(A3) (Preliminary)
Kallman and McKinnell
6. Hawkins Street Layout, City of Boston PWD, July 15, 1968
7. New Sudbury Street Layout, City of Boston PWD,
November 5, 1962
8. Sewerage and Water Works Plans (2)
 - a) New Bowker and Hawkins Streets, City of Boston PWD,
July 1967
 - b) New Chardon, Cambridge, New Hawkins and Bowker
Streets, City of Boston PWD, July 1967
9. Land Disposition Agreement - BRA Guide Form for
Commercial and Industrial Use - Revised January 1967
10. Government Center Urban Renewal Plan - April 3, 1963
(Revised May 29, 1963)
11. Government Center Brochure

LETTER OF INTENT TO PROCEED
GOVERNMENT CENTER URBAN RENEWAL PROJECT
DISPOSITION PARCEL 2H

Gentlemen:

(hereinafter called the "Redevelopers") hereby submit this Letter of Intent in connection with their proposal to develop the above-named parcel in the Government Center area, shown on the map attached hereto as Exhibit A.

If selected by the Boston Redevelopment Authority as developer for this parcel, the Redevelopers hereby agree to accomplish the following:

1. We agree to [rehabilitate the existing building or] [build a new building of approximately square feet gross floor area,] substantially in accordance with the Design Proposal for said parcel prepared by dated and attached hereto as Exhibit B. We will utilize as our architect. All development shall conform to the Government Center Urban Renewal Plan.

2. We agree to pay a price of for the Parcel.

3. Upon acceptance by the Authority of this Letter of Intent, we shall proceed immediately to the preparation of architectural drawings. Within 60 days after acceptance of this Letter of Intent by the Authority, we shall submit to the Authority final preliminary plans and outline specifications prepared by the architect and in conformity with the Urban Renewal Plan and the previously approved Design Proposal. The Authority will review and approve or disapprove such plans and specifications for such conformity and shall promptly notify us of its approval or disapproval in writing setting forth in detail any grounds for disapproval. If no grounds for disapproval are delivered to us within 30 days after submission or any resubmission as herein provided, such plans and specifications shall be deemed approved. In the event of a disapproval, we shall within 30 days after receiving notice of such disapproval, resubmit the final preliminary plans and outline specifications altered to meet the grounds of disapproval. The resubmission shall be subject to the review and approval of the

Authority in accordance with the procedures hereinabove provided for on original submission until final preliminary plans and outline specifications shall be approved by the Authority; provided, however, that we shall submit plans and specifications which meet the requirements of this paragraph and the approval of the Authority within 3 months after acceptance of this Letter of Intent by the Authority.

4. We intend to adhere to the following schedule:

Time Periods

- | | |
|-----------|--|
| As above | - Submission of final preliminary plans and outline specifications. |
| 30 days | - Execution of Land Disposition Agreement, assuming BRA approval of final preliminary plans. |
| 3 months | - Submission of final working drawings and specifications |
| 30 days | - Accept conveyance of parcel, assuming BRA approval of final working drawings and specifications. |
| 15 days | - Commence Construction. |
| 12 months | - Complete Construction. |

5. We will:

- a. Use reasonable effort to attract a restaurant open to the public as a tenant for the first floor.
- b. Offer a long-term lease to the Boston College Downtown Club on reasonable terms to accommodate the Club's activities.
- c. Grant preference in the leasing of remaining space in the building to former commercial occupants of the Government Center Project Area to the maximum extent possible.

6. Upon acceptance by you of this Letter of Intent, we will promptly deliver to you a good faith deposit in the amount of

\$10,000 in cash or other form acceptable to the Authority. This deposit shall be retained by the Authority as agreed liquidated damages, the exact amount of damages being difficult to ascertain, if we fail to execute the Land Disposition Agreement in accordance with the terms of this Letter of Intent or if we fail to conform to the terms of this Letter of Intent; or the deposit shall be returned if the Authority is unable to proceed with the disposition. Interest on the deposit, if any, shall be our property, but the Authority shall not be under any obligation to invest or reinvest any deposit.

7. We agree to execute a Land Disposition Agreement substantially in the form of the agreement included in the Parcel 2H Developer's Kit.

8. We will cooperate with the staff of the Authority with respect to the architectural elements of the buildings to be constructed, in order that the development may conform fully to the objectives of the Authority as set forth in the Urban Renewal Plan and the Developer's Kit. We understand that the Authority has an interest in seeing that buildings to be constructed or rehabilitated are of attractive appearance and sturdy quality, and that our submission of drawings and specifications will be reviewed by the Authority for design values and quality of construction.

If the foregoing meets with your approval, please indicate below and return an executed copy to us, whereupon this Letter shall constitute our selection as developer of Parcel 2H in accordance with the conditions set forth above.

Very truly yours,

Accepted:

By: _____

Boston Redevelopment Authority

Date: _____

By _____
Director

GOVERNMENT CENTER ^{B65R.P2H} c.1
BRA
Developer's Kit for Parcel
BRA 2H. n.d.
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